

CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SPC-2017-0482C
REVISION #: 00 UPDATE: U1
CASE MANAGER: Nikki Hoelter PHONE #: 512-974-2863

PROJECT NAME: Zilker Park - Staging Area
LOCATION: 2262 1/2 LOU NEFF RD

SUBMITTAL DATE: March 27, 2018
REPORT DUE DATE: April 10, 2018
FINAL REPORT DATE: May 7, 2018
27 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is January 15, 2019.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake. Updates may be submitted between 8:30 am and 4:00 pm. No appointment is necessary. Updates are now required to be submitted within a specific time period or the project will be considered inactive.

Please submit 8 copies of the plans and 9.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services.**

REVIEWERS:

Planner 1: Cindy Edmond
Drainage Engineering: Joydeep Goswami
Environmental: Alex Butler
Site Plan: Nikki Hoelter
R.O.W. : Reza Sedghy
Transportation Planning: Natalia Rodriguez
Water Quality: Joydeep Goswami
Wetlands Biologist: Ana Gonzalez
AW Pipeline Engineering: Britt Jones
Flood Plain: Henry Price
AW Utility Development Services: Neil Kepple

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ 1. Per LDC 25-1-83(D)(2), 2) if the site overlies a closed municipal solid waste land fill, one of the following is required: (a) a development permit from the Texas Commission on Environmental Quality; (b) written notification from the Texas Commission on Environmental Quality that a development permit is not required.

Update #1: Per the comment response letter, comment pending submittal of appropriate documentation from TCEQ.

WQ 2. Per the meeting held on 02/08/18, the sedimentation/filtration pond that is currently shown on the plans will be changed to a sedimentation/biofiltration pond. The ECM Appendix R-6 table for biofiltration ponds will be reviewed once submitted.

Update #1: The Appendix R-6 table provided does not include all of the necessary information as required by the ECM Appendix R-6 table. This includes the 100-yr design peak flow rate, the water quality elevation, and the biological elements calculations. Additionally, the minimum provided freeboard for the sedimentation pond is 0.25 ft. The provided freeboard is shown 0.00 ft. Please clarify and/or revise.

WQ 3. Please provide a planting plan of the proposed biofiltration pond.

Update #1: Please include the biological elements calculations in the ECM Appendix R-6. It does not appear that a planting is provided on the landscape sheet. The planting plan should reflect biological element calculations.

WQ 4. Please provide a copy of the on-going IPM plan that has been approved for PARD projects.

Update #1: Comment pending submittal of IPM plan. Please add a note on the cover sheet referencing the approved IPM plan.

WQ 5. An impermeable liner under the water quality basin is required for sites located over the Edwards Aquifer Recharge Zone per ECM 1.6.2(C). An impermeable liner is proposed. However, the depth of liner may be revised per the meeting on 02/08/18. This comment is pending final resolution.

Update #1: Comment pending final resolution with TCEQ requirements and approval.

WQ 6. Per comment WQ 5, a protective soil layer is required over the impermeable liner per ECM 1.6.2(C). the depth of the protective soil layer may be revised per the meeting on 02/08/18. This comment is pending final resolution.

Update #1: Comment pending final resolution with TCEQ requirements and approval.

WQ 7. A Quality Assurance/Quality Control (QA/QC) plan is required for the construction, installation, and on-going maintenance of the impermeable liner per ECM 1.6.2(C). Please provide this plan.

Update #1: Comment pending submittal of QA/QC plan for the impermeable liner.

WQ 8. **Update #1:** Comment cleared.

WQ 9. This reviewer is confirming with Field Operations staff that the proposed access paths are adequate.

Update #1: Comment pending confirmation with Field Operations staff.

WQ 10. **Update #1:** Comment cleared.

WQ 11. **Update #1:** Comment cleared.

Additional comments may be generated once the information from the above comments is provided.

Additional Comments

WQ 11. Please provide calculations to demonstrate a 48-hour minimum drawdown time for the water quality pond.

WQ 12. As discussed in the meeting on 04/06/18, review of the water quality layout and details is being coordinated with the Environmental Resources Management (ERM) staff. Comments will be provided under separate cover.

Wetlands Biologist Review - Ana Gonzalez - 512-974-2929

WB 1 **Update 0** The proposed water quality pond encroaches within the boundary of the wetland CEFs and their respective 150' standard CEF buffer. Please either adjust your proposed LOC outside this area or propose what mitigation strategy will address these impacts. Please be aware that 1:1 mitigation is required per ECM 1.10.3 for both the CEF buffer as well as the wetland.

Update 1 Per the conversation on 4/5/2018, please provide a mitigation plan for the impacted wetlands

WB 2 **Update 0** Additional comments may be generated as additional information becomes available

Update 1 comment to be cleared after all standing wetland review comments are cleared

AW Pipeline Engineering - Britt Jones - 512-972-0235

The latest Austin Water redline comments were not submitted to COA DSD Intake with the revised plan set.

The applicant is responsible for submitting the red-lined plans along with the updated revised plan set to the Development Services Department as part of the formal update submittal process. If the red-lined plans are not submitted with the formal update, the formal update will not be accepted for review by the Development Services Department.

Electric Review - Karen Palacios - 512-322-6110

EL1. There is a propose transformer shown. The following needs to be discussed with your design lead and preliminary approval.

EL 2. Christian Pope (**interim design lead**) at ph. 512-505-7674 is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines. Discuss permanent electric service and projected load requirements, the location of the transformer pad(s) and routing the underground electric cabling, meter locations and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.

- Submit to Christian a point-of-service for your project, as well as the projected load required for service, with completed ESPA form with case number.
- Staff highly suggests having your MEP discuss items with Christian.

EL 3. FYI: Austin Energy must review any changes to this plan that may affect electric requirements. These changes include, but are not limited to, changes in building square footage, building location, detention facilities' location, grading, spoil site locations, etc.

UPDATE1: EL1-EL3 Cleared.

The applicant is working with the design team and the plans are cleared for site review. Be advised, however that the electric facilities shown on this update are considered conceptual. The layout shown should not be used for bidding and the final electric design as done by Austin Energy may vary from that shown. Changes to the site plan may be required. Continue working with AE design for the final design.

Drainage Engineering Review - Joydeep Goswami - 512-974-3568
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DE 1. **U1:** Comment cleared.

DE 2. The proposed 36" storm drain conveying off-site flows through the site must be located within a drainage easement or equivalent per LDC 25-7-151.

U1: Per discussion at the meeting held on 04/06/18, a declaration of easement document will be required in lieu of a standard drainage easement. Please provide field notes and sketch of the drainage facilities discussed in this comment. Once the field notes and sketch are received, this reviewer will forward the document to City Legal for drafting of this document. Once the document is recorded, please add the document number to the cover sheet.

DE 3. Per City of Austin G.I.S information, a portion of the site is located within the 100-yr floodplain as defined by F.E.M.A. and City of Austin fully-developed conditions. The 100-yr floodplain must be contained within a dedicated drainage easement or equivalent document for City property.

U1: Per discussion at the meeting held on 04/06/18, a declaration of easement document will be required in lieu of a standard drainage easement. Please provide field notes and sketch of the drainage facilities discussed in this comment. Once the field notes and sketch are received, this reviewer will forward the document to City Legal for drafting of this document. Once the document is recorded, please add the document number to the cover sheet.

DE 4. **U1:** Comment cleared.

DE 5. Please include the flow, depth, velocity, and hydraulic grade line for the 100-yr storm in the profile of the proposed storm drain.

U1: It does not appear that the 100-yr HGL was added to the storm drain profiles provided on Sheet 17.

DE 6. **U1:** Comment cleared.

DE 7. Please provide a cross-section of the existing swale that is to be extended to convey water from the parking area to the water quality pond. This is to ensure adequate capacity for conveyance.

U1: This reviewer was unable to locate the cross-section of the existing swale. If it is preferred, the left and right top banks of the swale, and easement width can be added along the profile ensure that 25-yr storm is conveyed within the swale and that the 100-yr storm is contained within the declaration of easement.

DE 8. A cross-section for the channel providing conveyance of off-site flows along Stratford Drive is provided on Sheet 10. Please provide a profile of the channel that includes flow, depth, velocity, and

hydraulic grade lines for the 25-yr and 100-yr storm. Please demonstrate that the 25-yr storm is contained within the channel and that the 100-yr storm is contained within the right-of-way or a dedicated easement.

U1: Please see U1 response to comment DE 7.

DE 9. The proposed trench drain as shown as detail A/19 is a non-standard improvement to be maintained by the City of Austin. Therefore, approval from the Public Works – Street and Bridge Division is required. Please provide documentation of approval once obtained.

U1: This reviewer is confirming with staff on this comment regarding maintenance of this non-standard improvement.

Additional comments may be generated once the information from the above comments is provided.

Additional Comments

DE 10. For City-maintained storm drains, the minimum size of pipe is 18". Please revise the proposed 12" RCP pipe as shown on Sheet 17. Additionally, please provide the flow, depth, velocities, and hydraulic grade lines for the 25-yr and 100-yr storms for this section of storm drain.

**Please note that this reviewer's plan set provided with this update is not signed, sealed, and dated by the engineer of record. Please ensure that subsequent submittals include these to avoid any delays in review of updates.

Environmental Review - Alex Butler - 512-974-2067

Endangered Species

EV 1 According to COA GIS, this site is located within the endangered species area. Please notify the following individuals via email of the proposed development and cc this EV reviewer:

Travis County: BCCP@traviscountytx.gov

US Fish and Wildlife: Tanya Sommer tanya_sommer@fws.gov (512)490-0057 X222

Kimberlee Harvey at BCCP: kimberlee.harvey@austintexas.gov

[LDC 25-8-691 through 696]

Update 1 Comment Pending.

Cover Sheet Notes

EV 2 Comment Cleared.

Final Plat Sheet

EV 3 Provide a signed copy of the final plat or a land status determination.

Update 1 Q tables are based on this information and it must be verified. If using other parcels towards impervious cover plats or land status must be provided for that land as well.

General Notes Sheet

EV 4 Comment Cleared.

Impervious Cover Comments

EV 5 This project is located in the Drinking Water Protection Zone. Provide a Q1 and Q2 table. Water Supply Suburban has a 40% impervious cover limit. Anything above 40% impervious cover will need a Land Use Commission Variance. [LDC 25-8-62, ECM Appendices Q-1 and Q-2]

Update 1 Pending EV 3. Show where the 30.45 acres is coming from. The total IC allowable is 40% and the tables provided are showing 44%. See new variance comments.

Grading

EV 6 Comment Cleared.

Demolition Sheet

EV 7 – EV 8 Comments Cleared.

ESC Requirements [LDC 25-7-61,65, 25-8-181,182,183,184]

EV 9 – EV 14 Comments Cleared.

EV 15 Invert the silt fence “V”s on the north end of site to effectively reduce chances of fugitive sediment.

Update 1 Comment not addressed.

EV 16 Comment Cleared.

EV 17 For rough cut ponds, sediment traps, and sediment basins dewatering skimmers must be designed to dewater at the surface. Provide ECM Figure 1.4.5.K.1 in the plan set and show the dewatering skimmer location.

Update 1 Comment not addressed. Show location on ESC Sheet.

EV 18 – EV 22 Comments Cleared.

Tree Protection Requirements [LDC 25-8-604, 624, ECM 3.3.0, 3.4.0, 3.5.0]

EV 23 – EV 30 Comments Cleared.

Innovative Water Management (Requires input from both civil engineer and landscape architect; requires approval of Drainage Review)

EV 31 Demonstrate compliance with the Innovative Water Management (IWM) requirement [LDC 25-2-1008, ECM 2.4.9].

Include the following information on drainage, grading, and landscape plans:

- Hatch and show the square footage* of
 - the impervious drainage area (stormwater runoff source) and
 - the pervious landscape area receiving stormwater runoff.
 - *Note: minimum ratio is 1 sq. ft drainage / 2 sq. ft. landscape
- Provide calculations demonstrating that flow to the receiving area is non-erosive.
- If the receiving area is not a green infrastructure water quality control [ECM 1.6.7], and/or is not adequately sized to infiltrate the design storm, then receiving area must drain to a stormwater facility.

Update 1 Pending the receipt of a landscape plan. Make sure the landscape plan is sealed by a landscape architect. Further IWM comments pending.

Landscape and Tree Mitigation

EV 32 Provide Landscape Plan. Further landscape comments pending.

Update 1 Pending the receipt of a landscape plan. Make sure the landscape plan is sealed by a landscape architect. Further landscape and tree mitigation comments pending.

EV 33 Provide mitigation plans. Further mitigation comments pending.

Update 1 Pending the receipt of a landscape plan. Make sure the landscape plan is sealed by a landscape architect. Further landscape and tree mitigation comments pending.

EV 34 Include irrigation notes per ECM Appendix O. [ECM 2.4.6(B)]

Update 1 Pending the receipt of a landscape plan. Make sure the landscape plan is sealed by a landscape architect. Further landscape and tree mitigation comments pending.

EV 35 Add the following notes to the landscape plan:

“If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at waterusecompvar@austintexas.gov or call (512) 974-2199.

The Owner will continuously maintain the required landscaping in accordance with LDC 25-2-984.

All landscaped areas are to be protected by 6 inch wheel curbs, wheelstops or other approved barriers as per ECM 2.4.7.”

[LDC 25-2-1004(A), ECM 2.4.7(A)]

Update 1 Pending the receipt of a landscape plan. Make sure the landscape plan is sealed by a landscape architect. Further landscape and tree mitigation comments pending.

EV 36 Add planting detail ECM Figure 3-14 to the landscape plans.

Update 1 Pending the receipt of a landscape plan. Make sure the landscape plan is sealed by a landscape architect. Further landscape and tree mitigation comments pending.

EV 37 Specify a minimum of 3 inches of organic mulch for the planting details. [ECM 2.4.5(A)]

Update 1 Pending the receipt of a landscape plan. Make sure the landscape plan is sealed by a landscape architect. Further landscape and tree mitigation comments pending.

EV 38 Tree mitigation must be provided (at minimum) at the following rates:

19 inches and greater, ECM Appendix F trees: 100%

8 to 18.9 inches, ECM Appendix F trees: 50%

19 inches and greater, all other trees: 50%

8 to 18.9 inches, all other trees: 25%

[ECM 3.5.4]

Update 1 Pending the receipt of a landscape plan. Make sure the landscape plan is sealed by a landscape architect. Show all mitigation calculations. Further landscape and tree mitigation comments pending.

EV 39 Only trees shown in ECM Appendix F can be used for mitigation purposes. [ECM Appendix F]

Update 1 Pending the receipt of a landscape plan. Make sure the landscape plan is sealed by a landscape architect. Further landscape and tree mitigation comments pending.

EV 40 Seventy-five percent of the total caliper inches of mitigation trees required must be represented by significant shade trees located in [Appendix F](#). The remaining 25% of total caliper inches may be represented by a mixture of [Appendix F](#) tree species. All trees selected must be suitable for the environment of the immediate planting site (see [Appendix F](#) for specific categorization such as tree, soil, site, or regulatory qualities). [ECM 3.5.4.A.4.]

Update 1 Pending the receipt of a landscape plan. Make sure the landscape plan is sealed by a landscape architect. Further landscape and tree mitigation comments pending.

EV 41 Note: No mitigation is required for the removal of the following non-native invasive trees, but they need to be included in the tree survey:

Tree of heaven; Mimosa; Paper mulberry; White mulberry; Russian olive; Chinese parasol; Golden rain tree; Ligustrum; Chinaberry; Nandina; Photinia; Chinese pistache; Pyracantha; Salt cedar; Chinese tallow; Siberian elm; and Lilac chaste. [ECM 3.5.4.]

Update 1 Pending the receipt of a landscape plan. Make sure the landscape plan is sealed by a landscape architect. Further landscape and tree mitigation comments pending.

EV 42 For urban forest accounting purposes, please provide the following information on the plan after all landscaping and/or tree-related comments are cleared:

- Total Appendix F tree inches surveyed;
- Total Appendix F tree inches removed;
- Total Non-Appendix F and Invasive removed;
- Total mitigation inches planted on site.

[ECM 3.5.4]

Update 1 Pending the receipt of a landscape plan. Make sure the landscape plan is sealed by a landscape architect. Further landscape and tree mitigation comments pending.

Fees and ESC Fiscal Surety [LDC 25-1-82, 25-7-65, 25-8-234]

EV 43 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]

EV 44 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, please call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please notify the environmental reviewer.

Environmental Variance

- *Impervious cover beyond watershed limit*

EV 45 Environmental variance package preparation will not take place until review is substantially complete and the environmental variance fee is paid. In addition, the project cannot go before the Environmental Board until the project is substantially compliant with Code. For questions regarding variance fee amount, please call 512-974-1770.

EV 46 If requesting an environmental variance please provide an Environmental Resource Inventory.

EV 47 A Land Use Commission environmental variance from LDC 25-8-423(C)(1) is required. Please submit a request letter that identifies the scope of the environmental variance and addresses the findings of fact per LDC 25-8-41(A). Pay environmental variance fee for each environmental variance through intake. Contact staff to discuss proposed environmental variance and determine information needed to assess and present the environmental variance request. For questions regarding variance fee amount, please call 512-974-1770.

EV 48 This comment pending environmental variance approval. Please include a note on the cover sheet noting: "A Land Use Commission environmental variance to Section 25-8-423(C)(1) of the COA Land Development Code, for impervious cover over the watershed limit, has been approved for this site by the Zoning and Platting Commission on (insert date)."

Flood Plain Review - Henry Price - 512-974-1275

Reviewer notes: Portions of the site are located within the mapped 100-year floodplain of Lady Bird Lake. Applicant has shown the location of the 100-year floodplain on site plan sheets. Applicant does not propose any development activities within the floodplain.

FP 1. The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement pursuant to LDC 25-7-152. Please provide documentation demonstrating this or provide requisite easement
Update 1: Comment pending discussion of easement requirements with applicant's engineer. Comment maybe cleared informally.

PARD / Planning & Design Review - Jackie Chuter - (512)974-9457

UPDATE 1:

PR 1: Cleared.
PR 2: Cleared.

Site Plan Review - Nikki Hoelter - 512-974-2863

SP 1. This site is zoned P (Public), and is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the Land Development Code Section 25-2-625. The CUP will be scheduled for Planning Commission after all comments have been cleared.
Up#1 – Pending PC approval.

SP 2. Comment cleared.

WATERFRONT OVERLAY

SP 3. Comment cleared.

SP 4. WATERFRONT OVERLAY (WO) COMBINING DISTRICT REGULATIONS.

(A) This subsection provides requirements for review and approval of site plans.

4) The Land Use Commission shall request a recommendation from the Environmental Board before approving or denying a site plan within the Waterfront Overlay combining district and shall consider the recommendation provided by the board. If the Environmental Board fails to make a recommendation, the Land Use Commission may approve or deny the site plan without a recommendation. [Section 25-2-721]

**Please provide a recommendation for the site plan from the Environmental Board prior to scheduling for Planning Commission. This recommendation is separate from environmental waiver recommendations.

Up#1 – Comment pending.

SP 5. Comment cleared.

SP 6. Please verify that these amenities will not be provided within the primary setback of the site, park facilities, including picnic tables, observation decks, trails, gazebos, and pavilions. If provided the site will be required to comply with Section 25-2-721(B)(2);

the park facilities are located on public park land; and
the impervious cover does not exceed 15 percent.

Up# 1- Show the boundaries of the primary and secondary setbacks.

Up#1 - Show ALL existing improvements for the entire 30 acre tract, not only the portion being redeveloped.

Up#1 - Provide 1 overall site plan showing all existing improvements for the 30 acre tract.

SP 7. Verify whether fountains, patios, terraces, outdoor restaurants, and similar uses are provided in the secondary setback. These are the only improvements permitted in the secondary setback. [Section 25-2-721(C)(1)]

Up#1- Show the primary and secondary setback on the overall 30 acre plan and the sheet showing the proposed improvements.

SP 8. Comment cleared.

SP 9. Show on the site plan the boundary of the primary and secondary setback for the Zilker Park Subdistrict. [Section 25-2-745(B)(C)]

(B) The primary setback line is located 100 feet landward from the Town Lake shoreline.

(C) The secondary setback line is located 700 feet landward from the primary setback line.

Up#1- Show the primary and secondary setback on the overall 30 acre plan and the sheet showing the proposed improvements.

SP 10. *25-2-715 (C) Copies of administrative site plans submitted within the Waterfront Overlay shall be provided to the board to assist in maintaining a comprehensive understanding of all development activity affecting the waterfront. Please contact this reviewer to discuss.*

***A copy of the approved plan will need to be provided to Mark Walters with Zoning and Planning.*

UP# 1- Comment will be cleared after the plan has been approved.

SUBCHAPTER E

- SP 11. Comment cleared.
- SP 12. Comment cleared.
- SP13. Comment cleared.
- SP 14. Comment cleared.
- SP 15. Comment cleared.
- SP 16. Comment cleared.

CAPITOL VIEW CORRIDOR

- SP 17. This site is within the Mopac Bridge Capitol View Corridor. Show the limits of the view corridor on the plan.
Since a building is not proposed or an extreme amount of grading in this area a capital view corridor determination will not be required.
Up# 1- After further discussion with management, a CVC determination is required because the site is located in a corridor. Please submit a CVC determination application.
Provide the determination with the update plan submittal.
Show the coordinate points on the site plan sheet as shown on the determination.

NATIONAL REGISTER HISTORIC DISTRICT

- SP 18. The site is located in the National Register of Historic Districts. The Historic Landmark Commission must review proposed exterior and site changes to City Historic Landmark properties in an effort to assist owners in retaining the historic character and defining architectural characteristics of important historic sites in Austin. The Historic Landmark Commission reviews Certificate of Appropriateness applications at its monthly meetings (typically the fourth Monday of each month). The applicant needs to be present at the meeting to answer any questions that may arise and to provide supplemental information as needed. Please contact Steve Sadowsky, Historic Preservation Officer at 512-974-6454 or at Steve.Sadowsky@austintexas.gov.
** This comment pending approval of site plan from the Historic Preservation Office.
Up#1 – Comment pending sign off Historic Preservation Office.

ADMINISTRATIVE SITE PLAN REQUIREMENTS

- SP 19. Comment cleared.
- SP 20. Please show all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc. Indicate volume and page or document number, or dedication by plat.
Up#1 – It's understood the site is owned by the City of Austin, however all easements whether existing or proposed are required to be shown.
- SP 21. Comment cleared.
- SP 22. Comment cleared.
- SP 23. Comment cleared.
- SP 24. Provide a site data table for the development. Although buildings are not proposed, provide a place holder within the table which show zero buildings.
Up#1 - Provide a note on the site plan stating there are no buildings on the site.
- SP 25. Comment cleared.
- SP 26. Please show the boundary lot lines with bearing and dimensions for the 11 acre site. It appears it's shown only for the limits of construction.
Up#1 – Provide reference points on the plat, it's not clear where this is located.
- SP 27. Comment cleared, deferred to TR comments.

SP 28. Show the address as 2262 ½ Lou Neff Road on the coversheet and within the margin on each sheet.

Up#1 – Provide confirmation from addressing, because our system still shows the correct address as 2262 ½ Lou Neff Road.

SP 29. Comment cleared.

R.O.W. Review - Reza Sedghy - 512-974-7912

REJECTED 4-9-2018

ROW1 All utilities must be approved prior to ROW.

ROW2 AULCC is pending (UCC-180118-06-01).

Pending AULCC comments: AWU, Street and Bridge.

Approval for this Site Plan is related to the plans received in this update. All revisions required to satisfy any other reviewer's comments, must not affect construction in the ROW. If revisions to this plan require changes to any elements or proposed construction within the Right-of-Way, a formal review by ATD- ROW and ATD-Traffic Control will be required.

Please note:

1. Approval of Site Plan does **not** permit any work in the Right-of-Way to be conducted without approved permit:
 - a. Excavations for utilities require an Excavation Permit (EX)
 - b. Driveways and Concrete work require a Driveway/Sidewalk Permit (DS)
 - c. Traffic Control and Pedestrian protection require a Temporary Use of Right-of-Way Permit (TURP)
 - d. All other permits such as Building Permit (BP) must be approved before use of the ROW will be allowed
2. Approved set of plans must be submitted to ROW Management before Excavation permits will be approved. Please deliver to:

Isaiah Lewallen
3701 Lake Austin Blvd. Austin TX 78703
(Isaiah.Lewallen@austintexas.gov) 512-974-1479
3. Development Services inspection fees must be paid and recorded, and DSD inspector assigned to job **before excavation permit can be issued**. Contact Stephen.Castleberry@austintexas.gov
4. If License Agreements or Encroachment Agreements are required all agreements must be approved and recorded before ROW permits can be approved. This also includes:
 - a. All Plan Revisions/Corrections be submitted and approved
 - b. All updated engineering estimates for any plan revision/correction be submitted to Development Services
5. Coordinate with Austin Center for Events (Betty.Torres@austintexas.gov), Public Works Department, and any other projects identified as conflict at time of permitting
6. Most ROW permits can be applied for online at: <http://www.austintexas.gov/rowman>

FYI – Per discussions with the applicant and Site Plan Reviewer, the area within the LOC is not proposed as parking and/or loading, and the site plan will include other portions of Zilker Park (i.e. the overall site plan is expanding). Once the plans have been revised with Update 2, a more detailed review will be provided.

SUBCHAPTER E

TR1. *U1: Comment cleared. A building is not proposed.*

TR2. A Development of a site five acres or larger with frontage on a urban roadway shall comply with the Internal Circulation Routes (§2.2.5). Each internal block shall be no larger than 5 acres. The maximum length of any block face, as measured from intersection to intersection, shall be 800 feet. Identify (label) the ICRs on the site plan, or request AEC. (§2.2.5.C.1).

U1: Comment not cleared. Please show the entire area within the site plan and identify the ICR(s).

TR3. Publicly accessible sidewalks shall be provided along both sides of all ICRs (§2.2.5.B). Refer to §2.2.5.B) for the sidewalk sections required along ICRs.

- On portions of the street with building frontage meeting the requirements of §2.2.5.C, the sidewalk section shall consist of two zones: (i) Planting zone must be 7 feet minimum, must be continuous, and located adjacent to curb. The zone shall be planted with street trees at an average spacing not greater than 30 feet on center, or up to 60 feet on center with approval of the Director if parallel or head-in parking is provided pursuant to §2.2.2.B.5 and (ii) Clear Zone must be 5 feet minimum (§2.2.3.B.1-2). Contact the Environmental Reviewer for a list of approved shade street trees.
- On portions of the street that do not contain building frontage, a five-foot unobstructed sidewalk shall be provided, all of which shall be located within 12 feet of the curb. Dimension and label the Planting Zone and the Clear zone on the Site Plan.

U1: Comment not cleared. Identify the sidewalks along the ICR(s).

TR4. Sidewalks, designed in accordance with the Commercial Design Standards, are required along Urban Roadways (Stratford Drive and Lou Neff Road) (§2.2.3.B). The sidewalk section shall consist of two zones: (i) Planting zone must be 7 feet minimum, must be continuous, and located adjacent to curb; and (ii) Clear Zone must be 5 feet minimum (§2.2.3.B.1-2). Dimension and label the planting zone and the clear zone on the site plan along Stratford Drive and Lou Neff Drive. FYI – the sidewalk is required to the edge of the LOC lines along both streets.

U1: Comment not cleared. Dimension the planting zone along Stratford Drive. Lou Neff Drive is not public ROW (Urban Roadway). Additionally, clearly show the right-of-way lines on the plans and revise the sidewalk and cross walks across Lou Neff Road to be within right-of-way, if necessary.

TR5. *U1: Comment cleared. The poles are light poles. The existing utility poles will remain under partial compliance (for the whole site).*

TR6. Provide private drive or public street connections to existing private drives or public/private streets on adjacent sites, or stub-outs if connections are not feasible. If a stub-out is proposed, provide a callout indicating “stub-out for future connectivity”. (§2.3.1.A).

U1: Comment not cleared. Please show the entire area within the site plan and show compliance with this section. Partial compliance or AEC may be required after further review.

TR7. Where a public street is adjacent to the property line, provide direct pedestrian and bicycle access from that street to a customer entrance/use. The pedestrian and bicycle access points must be fully accessible during operating hours. (§2.3.1.B)

U1: Comment not cleared. Please show the entire area within the site plan and show compliance with this section. Partial compliance or AEC may be required after further review.

TR8. All sites must provide at least two options to improve connectivity [2.3.2](#) (Table B). If the project provides surface parking in excess of 125% of the required parking, then the project must provide at least three measures of improvement ([§2.3.2](#)). Show the options on the plans and provide a table indicating the chosen options.

U1: Comment not cleared. Please show the entire area within the site plan and show compliance with this section.

DRIVEWAYS

TR9. Existing non-conforming driveways may be required to conform with City standards, including driveway closing and curb construction where appropriate. LDC 25-6-295, 25-6-321, 25-6-322; TCM, 5.3.1.R. A driveway means a surfaced area providing vehicular access between a street and an off-street parking or loading area. LDC 25-1-21. It does not appear that off-street parking or loading are proposed with this site plan application. Please remove all driveways and curb ramps and indicate that curb and gutter is proposed and will be constructed in accordance with City of Austin standards (along Lou Neff Road), or revise the plans to show proposed off-street parking. If parking is proposed, show and dimension the driveway widths at the property line, curb return radii, throat length, spacing, etc. in accordance with the Transportation Criteria Manual. Additional comments may be generated after further review.

U1: Comment not cleared. Since parking and loading is not proposed with this site plan, please remove all driveways. If a connection is proposed from Lou Neff Road, identify the surface type and what it will be used for (i.e. maintenance, etc.).

PARKING

TR10. Clarify what the proposed crushed stone staging area and pervious pavers will be used for. Based on existing Google Images, this area is being used as surface parking. Additional comments may be generated after further review.

U1: Comment not cleared. Please provide a note and callouts on the site plan sheet indicating the proposed use and indicate that parking and loading are prohibited within the proposed LOC. Ensure all provided parking spaces are dimensioned in accordance with the TCM.

TR11. Provide a parking table indicating the proposed and existing land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces (if proposed) by type (standard, compact, handicapped, bicycle, loading, etc.). LDC 25-6-472, Appendix A. If a parking table does not exist for the site, provide the information listed above and staff will provide a Special Parking Determination.

U1: Comment not cleared. Please provide the existing parking table, or provide the proposed land uses and amenities for staff to perform the Special Parking Determination for this site.

TR12. Identify the location of bicycle parking on the site plan, note the number of spaces to be provided, and show a detail of the bicycle rack (City of Austin standard detail #710S-1 or S-2, approved 2012). The minimum requirement is 5% of the motor vehicle spaces prior to reductions, or 5 spaces whichever is greater, LDC 25-6-477, Appendix A. TCM, 9.2.0, #11.

U1: Comment not cleared. Please show the bicycle parking for the entire site.

SIDEWALKS

TR13. Confirm that the existing hike and hike trail will not be reconstructed or revised with this proposed site plan application.

U1: Comment not cleared. The existing hike and bike trail will not be reconstructed or revised except for a small portion to install the drainage improvements which will be reconstructed to City of Austin standards. Provide a callout where the trail will be reconstructed indicating the

trail will be reconstructed to City of Austin standards. Also, provide the granite gravel hike and bike trail detail 1301S-1.

TR14. U1: Comment cleared. The dimension has been removed.

RIGHT-OF-WAY

TR15. Show the existing right-of-way and pavement width for Stratford Drive and Lou Neff Road and remove “existing” from their callouts. Additional right-of-way dedication may be required after further review.

U1: Comment not cleared. Please dimension the ROW width and pavement width for Stratford Drive and clearly identify the public rights-of-way (Stratford Drive and Barton Springs Drive) and the private drives (Lou Neff Road) on the overall site plan. Currently, it appears that Lou Neff Drive is public right-of-way.

TR16. Remove the ramp detail on sheet 5, typical driveway detail on sheet 6. The City of Austin details are shown on sheet 20.

U1: Comment not cleared. The details are shown on site details sheet 22. Please remove.

ACCESSIBILITY

TR17. U1: Comment cleared. The note has been provided.

TR18. Accessible routes within the boundary of the site must be provided from public transportation stops, accessible parking and passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. [IBC1104.1]. Provide accessible routes along the sidewalk within the right-of-way in accordance with TAS standards.

U1: Comment not cleared. Once the overall site plan is shown, show the accessible route from public transportation stops, accessible parking and passenger loading zones, and public streets or sidewalks to the accessible building entrance/amenities.

TR19. U1: Comment cleared. The notes have been provided.

TR20. Curb ramps must be located so as to provide a continuous accessible path of travel. Show a curb ramp at the intersection of Stratford Drive and Lou Neff Road going across Stratford Drive (for the “t” intersection) and provide the “T” intersection COA standard detail 432S-3C. TCM, 4.3.0.G. [TCM, 4.3.0; City of Austin Standard No. 432S-3 thru 432S-3F].

U1: Comment not cleared. Stratford Drive is public right-of-way and Lou Neff Road is a private drive; therefore, a “T” intersection is not existing. A curb ramp across Stratford Drive is not required. Lou Neff Drive is a private drive; therefore, curb ramps are not allowed. Please revise the sidewalk connection with the driveway to comply with the type II driveway detail 433S-2 and remove the curb ramps.

MISCELLANEOUS

TR21. Clarify if this site is within an overall site plan which includes the green lawn (soccer fields area), volleyball courts, botanical gardens, etc. If there is an overall site plan, please provide the overall park site plan sheet showing the existing and proposed improvements.

U1: Comment not cleared. Show the overall site plan showing all existing and proposed improvements.

TR22. U1: Comment cleared. Trash dumpsters are not proposed within the LOC area.

TR23. Show all existing and proposed physical obstructions (utility poles, trees, etc.) in the right-of-way which could affect sidewalk or driveway locations. For information: You may have to relocate utilities at your own expense if they interfere with sidewalk or driveway locations.

U1: Comment not cleared. Please show the existing and proposed physical obstructions within the rights-of-way. Additionally, clarify if the proposed wooden fence is proposed

within the right-of-way or parkland. Revise the location to be within the parkland, if necessary.

Additional comments based on changes made with Update 1:

TR24. Revise the callout for the crosswalk to indicate the correct COA detail.

TR25. Existing non-conforming driveways may be required to conform with City standards, including driveway closing and curb construction where appropriate. LDC 25-6-295, 25-6-321, 25-6-322; TCM, 5.3.1.R.

TR26. Undivided two-way driveway approaches must be between 25 and 40 feet wide along Stratford Drive and 30 and 45 feet wide along Barton Springs Road, measured at the property line. Show dimensions on the site plan at the property line. TCM, Table 5-2.

TR27. Dimension the driveway curb return radii on site plan. The curb return radii must be between 10 feet and 25 feet along Stratford Drive and between 20 feet and 30 feet along Barton Springs Drive. TCM, Table 5-2.

TR28. Driveway approaches must be separated by a minimum of 50 feet along Stratford Drive, measured from edge to edge at the property line. TCM, Table 5-2. Show the adjacent driveways and dimension the separation on Stratford Drive.

Additional comments may be provided as a result of information or design changes provided in your update.

AW Utility Development Services - Neil Kepple - 512-972-0077

WW1. The site plan must be reviewed and approved by Austin Water for compliance with City criteria

FYI: For plan review status contact Brit Jones with Pipeline Engineering at 512-972-0235. The Landowners Engineer will be notified by Pipeline Engineering once the red-lines/comments are ready for pickup at the Austin Water Utility Waller Creek office located on the 3rd Floor at 625 E.10th St. Austin, TX 78701.

Planner 1 Review - Cindy Edmond - 512-974-3437

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released after the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above at Cindy.Edmond@austintexas.gov to set up an appointment to receive the site plan permit.

P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.

- **Sheet numbers**
- File number: **SPC-2017-0482C**
- Application date: **Nov 27, 2017**
- (if the case is administrative) Under Section **112** of Chapter **25-5** of the City of Austin Code
- (if the case is approved by Commission) Under Section **142** of Chapter **25-5** of the City of Austin Code
- Case Manager: N Hoelter
- Zoning: P

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

P3. FYI – FLASH DRIVE REQUIREMENT

All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Department by the applicant after site plan approval. For more information, contact the Intake Staff.

End of report